

Principles of District CIL Allocations Criteria

Project – Beccles Lido improvement bid

In all cases to be considered favourably:

a)	The infrastructure supports new housing and/or employment growth;	YES
b)	Timeliness (has the new housing the infrastructure is required to make sustainable commenced?);	NO
c)	The benefits of the infrastructure are clear;	YES
d)	The infrastructure is capable of being used by the wider community;	YES
e)	The infrastructure proposed represents value for money;	YES
f)	The infrastructure should be new or if being enhanced there must be some additionality in what facilities and/or services are being provided;	YES
g)	Deliverability can be demonstrated (e.g. feasibility has been completed and planning permission granted);	YES
h)	For local projects, the project has community support demonstrated through evidence of meaningful engagement;	YES
i)	Feasibility studies will only be funded when they form part of a fully costed project that has planning permission in place and is ready to be immediately delivered – feasibility studies alone do not produce infrastructure;	n/a
j)	Where the infrastructure is provided by a statutory partner, they agree the project is required and have the project tabled into their delivery plans;	n/a
k)	District CIL Funds are applied for by the infrastructure provider where this is delivered by or through a statutory partner such as Highways, Education, Health or Police;	n/a
l)	A business case is provided where funding over £50k is sought;	NO - tba
m)	A suitable package of measures has been identified which allow for funding of ongoing maintenance of the infrastructure in order to secure continued use;	YES
n)	The timing of delivery of the project is clear and payment stages are defined;	YES
o)	Costings must be clearly defined and evidenced based (3 quotes or quantity surveyors costings provided as applicable);	YES
p)	Where VAT can be claimed back this should be clear and discounted from costings;	Query
q)	All avenues for collaborative spend have been explored – e.g. grants, other government funding (locality monies, LEP, County Council, District, Parish), Neighbourhood CIL, community fundraising, retail shop match funding and crowd funding;	YES
r)	There is certainty around other funding sources;	Yes - mostly
s)	By releasing District CIL funding we can achieve infrastructure provision through collaborative spend (i.e. other grant funding, Community Partnership and locality funding, LEP/Government funding, Neighbourhood CIL, Crowd Funding/Donations);	YES 14.5%
t)	State Aid considerations do not inhibit the funding (projects where public funding is in excess of £200k);	N/a
u)	Affordability from District CIL funds (all essential and critical infrastructure needs are currently met by the CIL received from commenced developments);	Not Tested

Priorities for Funding Infrastructure Projects

The following infrastructure types will be assessed accordingly together with the 'in all cases criteria' in the Principles of District CIL Spending section:

Essential Infrastructure – will be planned for in CIL forecasting and will be considered first in bids

1	It is infrastructure necessary to support allocated development in order that development carried out is sustainable	NO – but is a recognised important part of sport and health provision for the town and area
2	It is infrastructure necessary to support an approved development (proposed developments with planning permission granted) in order that development carried out is sustainable	NO
3	Is identified in the Infrastructure Delivery Framework of the Local Plans or is identified in the Neighbourhood Plan as a priority	NO – but identified within the draft Neighbourhood Plan as an important asset to the town
4	It represents key infrastructure (i.e. it is classified as critical or essential within the Infrastructure Delivery Framework of the Local Plan or the Neighbourhood Plan)	NO
5	The bid/identification of need must demonstrate that the time of delivery for funding is correct.	NO
6	It represents infrastructure detailed in the Infrastructure Funding Statement.	N/A

Desirable Infrastructure – Will continue to be recognised in CIL spend forecasting and will be considered for bids on a case by case basis:

1	The provision of this infrastructure addresses a current inadequacy in infrastructure terms and the benefits of the infrastructure are clear	YES – the Lido offers a facility for school swimming lessons and health and well-being activities for the area. The nearest indoor facility is in Bungay.
2	The infrastructure is identified as 'desirable' in the Local Plan or Neighbourhood Plan	NO – the Draft NP refers to the need for

		an indoor swimming facility
3	Neighbourhood CIL funding has been allocated to fund the project	NO – but the draft Neighbourhood Plan recognises the need to support tourist facilities
4	It would allow infrastructure to be delivered through collaborative funding with district CIL being ‘the last piece of the jigsaw’	YES

Beneficial Infrastructure – considered on a case by case basis and must meet one of the following:

1	By provision of infrastructure it would unlock further opportunities within the District for housing and employment growth – e.g. the relocation of a Community Centre or similar infrastructure to a new building which would be mostly funded through the sale/re-use of the land as residential or business use and there are adequate facilities in the area to serve the development.	NO
2	It is infrastructure which has not previously been identified as essential or desirable in the IDF or Neighbourhood Plan, but a clear link can be identified in supporting the sustainability of the Local Plan.	YES – the Lido offers a facility for school swimming lessons and health and well-being activities for the area. The nearest indoor facility is in Bungay.
3	It is infrastructure which addresses a recently unexpected shortfall in infrastructure or community provision accounted for as having an influence on the sustainability of a community in the Local Plan. - e.g. <i>closure of a pre-school facility and the need for a replacement.</i>	YES – without the DCIL funding it could create a shortfall in sports provision in an area where there is planned growth

District CIL does not fund

The following should no longer be considered appropriate spend from District CIL:

- Up front funding for feasibility studies and professional fees where there is no guarantee that the infrastructure would be delivered;

- Infrastructure replacement or improvements in areas where there is no major developments commencing and limited growth;
- Infrastructure that is not supported by lead statutory bodies, for example, traffic calming or pedestrian crossings if these are not considered as required infrastructure by the Highways Authority
- Ongoing operational or maintenance costs; and
- VAT where this can be reclaimed

DRAFT